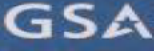


GSA	PROJECT COST SUMMARY				Area (USF) =	37,000
	PROJECT TITLE: Edward Roybal Federal Building		(USDC)	PROJECT TYPE: Repair and Alterations		
LOCATION: CITY, STATE: Los Angeles, California		RESPONSIBLE PARTY		PROGRAM AREA: Federal Building		
ESTIMATE PREPARED BY:	Kamel S. Khalil	Cost Eng				
ESTIMATE REVIEWED BY:		GSA Project Mgt		CURRENT SUBMITTAL:	Final Concept	
WBS CODE	UNIFORMAT SYSTEM ELEMENTS		SUBTOTAL DIRECT COST	ECC COST	DIRECT COST / GSF	
A10	Foundations					
A20	Basement Construction					
B10	Superstructure		(b) (4)			
B20	Exterior Closure					
B30	Roofing					
C10	Interior Construction		(b) (4)			
C20	Stairs					
C30	Interior Finishes		(b) (4)			
D10	Conveyance Systems					
D20	Plumbing		(b) (4)			
D30	HVAC		(b) (4)			
D40	Fire Protection		(b) (4)			
D50	Electrical		(b) (4)			
E10	Equipment		(b) (4)			
E20	Furnishings					
F10	Special Construction					
F20	Selective Building Demolition		(b) (4)			
G10	Sitework - Building Related					
G20	Sitework - Non-Building Related					
A	Sub Total	A	\$3,744,497	\$4,939,938	\$101	
B	Contingency - Unknown Site/Design:	B				
C	Subtotal	A + B	\$3,744,497		\$101	
D	General Conditions, Profit, Bond	15% C	\$561,675		\$15	
E	Phasing Premium, etc	C				
F	Subtotal	C + D + E	\$4,306,172		\$116	
G	Special Use Tax (Gross Receipts Tax, etc)	F				
H	Current Estimated Construction Award Cost	F + G	\$4,306,172		\$116	
I	Escalation to Construction Award	14.7% H	\$633,767		\$17	
Estimated Cost of Construction at Award						
J	ECCA	G+H	\$4,939,938		\$134	
K + L	Construction Contingency & Reservation	J				
M	Subtotal	J + K + L	\$4,939,938	\$134		
N	Art-In-Architecture	M				
O	EISA Requirement	0.00% M+N				
Estimated Construction Cost						

P	ECC	M + N + O		\$4,939,938		\$134
S	EDRC	13.18%	P	\$650,989		\$18
W	EMIC		P			
A1	ESC (Est. Site Cost)					
A2	ETPC	O + S + W + A1		\$5,590,927		\$151
Escalation Rate Used:						3.8%
Current Date:	12-May-14	Basis Date of Estimate:		12-May-14	Const. Mid-Point Date:	1-Jan-18

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		PROJECT COST SUMMARY			Area (USF) =	51,000
		PROJECT TITLE: Edward Roybal Federal Building LOCATION: CITY, STATE: Los Angeles, California	(USBC)	PROJECT TYPE: Repair and Alterations		
		RESPONSIBLE PARTY		PROGRAM AREA: Federal Building		
ESTIMATE PREPARED BY:	Kamel S. Khalil		Cost Eng			
ESTIMATE REVIEWED BY:			GSA Project Mgt		CURRENT SUBMITTAL: Final Concept	
WBS CODE	UNIFORMAT SYSTEM ELEMENTS		SUBTOTAL DIRECT COST	ECC COST	DIRECT COST / GSF	
A10	Foundations		(b) (4)			
A20	Basement Construction		(b) (4)			
B10	Superstructure		(b) (4)			
B20	Exterior Closure		(b) (4)			
B30	Roofing		(b) (4)			
C10	Interior Construction		(b) (4)			
C20	Stairs		(b) (4)			
C30	Interior Finishes		(b) (4)			
D10	Conveyance Systems		(b) (4)			
D20	Plumbing		(b) (4)			
D30	HVAC		(b) (4)			
D40	Fire Protection		(b) (4)			
D50	Electrical		(b) (4)			
E10	Equipment		(b) (4)			
E20	Furnishings		(b) (4)			
F10	Special Construction		(b) (4)			
F20	Selective Building Demolition		(b) (4)			
G10	Sitework - Building Related		(b) (4)			
G20	Sitework - Non-Building Related		(b) (4)			
A	Subtotal		A	\$5,164,639	\$6,813,465	\$101
B	Contingency - Unknown Site/Design:	0%	B	\$0		\$0
C	Subtotal		A + B	\$5,164,639		\$101
D	General Conditions, Profit, Bond	15%	C	\$774,696		\$15
E	Phasing Premium, etc	0%	C	\$0		\$0
F	Subtotal		C + D + E	\$5,939,335		\$116
G	Special Use Tax (Gross Receipts Tax, etc)	0.00%	F	\$0		\$0
H	Current Estimated Construction Award Cost		F + G	\$5,939,335		\$116
I	Escalation to Construction Award	14.7%	H	\$874,130		\$17
Estimated Cost of Construction at Award						
J	ECCA		G+H	\$6,813,465		\$134
K + L	Construction Contingency & Reservation	0.0%	J	\$0		\$0
M	Subtotal		J + K + L	\$6,813,465		\$134
N	Art-In-Architecture	0.0%	M	\$0		\$0
O	EISA Requirement	0.00%	M+N			
Estimated Construction Cost						

P	ECC	M + N + O		\$6,813,465		\$134
S	EDRC	13.17%	P	\$897,600		\$18
W	EMIC	0.00%	P	\$0		\$0
A1	ESC (Est. Site Cost)			\$0		\$0
A2	ETPC	O + S + W + A1		\$7,711,065		\$151
Escalation Rate Used:						3.8%
Current Date:	12-May-14	Basis Date of Estimate:		12-May-14	Const. Mid-Point Date:	1-Jan-18

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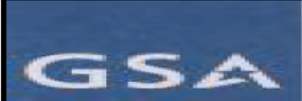
		PROJECT COST SUMMARY			Area (USF) =	4,000
PROJECT TITLE: Edward Roybal Federal Building (Circuit Library)		PROJECT TYPE:				
LOCATION: Los Angeles, California		Repair and Alteration ▼				
CITY, STATE:		RESPONSIBLE PARTY:		PROGRAM AREA: Federal Building		
ESTIMATE PREPARED BY:	Kamel S. Khalil	Cost Eng				
ESTIMATE REVIEWED BY:		GSA Project Mgt		CURRENT SUBMITTAL: Final Concept		

WBS CODE	UNIFORMAT SYSTEM ELEMENTS	SUBTOTAL DIRECT COST	ECC COST	DIRECT COST / GSF	
A10	Foundations	(b) (4)			
A20	Basement Construction	(b) (4)			
B10	Superstructure	(b) (4)			
B20	Exterior Closure	(b) (4)			
B30	Roofing	(b) (4)			
C10	Interior Construction	(b) (4)			
C20	Stairs	(b) (4)			
C30	Interior Finishes	(b) (4)			
D10	Conveyance Systems	(b) (4)			
D20	Plumbing	(b) (4)			
D30	HVAC	(b) (4)			
D40	Fire Protection	(b) (4)			
D50	Electrical	(b) (4)			
E10	Equipment	(b) (4)			
E20	Furnishings	(b) (4)			
F10	Special Construction	(b) (4)			
F20	Selective Building Demolition	(b) (4)			
G10	Sitework - Building Related	(b) (4)			
G20	Sitework - Non-Building Related	(b) (4)			
A	Subtotal	A	\$406,814	\$536,691	\$102
B	Contingency - Unknown Site/Design:	0%	B	\$0	\$0
C	Subtotal	A + B	\$406,814		\$102
D	General Conditions, Profit, Bond	15%	C	\$61,022	\$15
E	Phasing Premium, etc	0%	C	\$0	\$0
F	Subtotal	C + D + E	\$467,836		\$117
G	Special Use Tax (Gross Receipts Tax, etc)	0.00%	F	\$0	\$0
H	Current Estimated Construction Award Cost	F + G	\$467,836		\$117
I	Escalation to Construction Award	14.7%	H	\$68,854	\$17
Estimated Cost of Construction at Award					
J	ECCA	G+H	\$536,691		\$134
K + L	Construction Contingency & Reservation	0.0%	J	\$0	\$0
M	Subtotal	J + K + L	\$536,691		\$134
N	Art-In-Architecture	0.0%	M	\$0	\$0
O	EISA Requirement	0.00%	M+N		
Estimated Construction Cost					

P	ECC	M + N + O		\$536,691		\$134
S	EDRC	13.12%	P	\$70,400		\$18
W	EMIC	0.00%	P	\$0		\$0
A1	ESC (Est. Site Cost)			\$0		\$0
A2	ETPC	O + S + W + A1		\$607,091		\$152
Escalation Rate Used:						3.8%
Current Date:	12-May-14	Basis Date of Estimate:		12-May-14	Const. Mid-Point Date:	1-Jan-18

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FY 2014 PBS Cost Estimating Workbook

		PROJECT COST SUMMARY			Area (USF) =	14,000
		PROJECT TITLE:	Edward Roybal Federal Building	(Pre-trial)	PROJECT TYPE:	
		LOCATION:			Repair and	
		CITY, STATE:	Los Angeles, California			
		RESPONSIBLE PARTY			PROGRAM AREA:	Federal Building
ESTIMATE PREPARED BY:	Kamel S. Khalil	Cost Eng				
ESTIMATE REVIEWED BY:		GSA Project Mgt			CURRENT SUBMITTAL:	Final Concept
WBS CODE	UNIFORMAT SYSTEM ELEMENTS			SUBTOTAL DIRECT COST	ECC COST	DIRECT COST / GSF
A10	Foundations			(b) (4)		
A20	Basement Construction			(b) (4)		
B10	Superstructure			(b) (4)		
B20	Exterior Closure			(b) (4)		
B30	Roofing			(b) (4)		
C10	Interior Construction			(b) (4)		
C20	Stairs			(b) (4)		
C30	Interior Finishes			(b) (4)		
D10	Conveyance Systems			(b) (4)		
D20	Plumbing			(b) (4)		
D30	HVAC			(b) (4)		
D40	Fire Protection			(b) (4)		
D50	Electrical			(b) (4)		
E10	Equipment			(b) (4)		
E20	Furnishings			(b) (4)		
F10	Special Construction			(b) (4)		
F20	Selective Building Demolition			(b) (4)		
G10	Sitework - Building Related			(b) (4)		
G20	Sitework - Non-Building Related			(b) (4)		
A	Subtotal	A		\$1,395,975	\$1,841,644	\$100
B	Contingency - Unknown Site/Design:	0%	B	\$0		\$0
C	Subtotal	A + B		\$1,395,975		\$100
D	General Conditions, Profit, Bond	15%	C	\$209,396		\$15
E	Phasing Premium, etc	0%	C	\$0		\$0
F	Subtotal	C + D + E		\$1,605,371		\$115
G	Special Use Tax (Gross Receipts Tax, etc)	0.00%	F	\$0		\$0
H	Current Estimated Construction Award Cost	F + G		\$1,605,371		\$115
I	Escalation to Construction Award	14.7%	H	\$236,273		\$17
Estimated Cost of Construction at Award						
J	ECCA	G+H		\$1,841,644		\$132
K + L	Construction Contingency & Reservation	0.0%	J	\$0		\$0
M	Subtotal	J + K + L		\$1,841,644		\$132
N	Art-In-Architecture	0.0%	M	\$0		\$0
O	EISA Requirement	0.00%	M+N			
Estimated Construction Cost						

P	ECC	M + N + O		\$1,841,644		\$132
S	EDRC	13.38%	P	\$246,400		\$18
W	EMIC	0.00%	P	\$0		\$0
A1	ESC (Est. Site Cost)			\$0		\$0
A2	ETPC	O + S + W + A1		\$2,088,044		\$149
Escalation Rate Used:						3.8%
Current Date:	12-May-14	Basis Date of Estimate:		12-May-14	Const. Mid-Point Date:	1-Jan-18

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GSA	ESTIMATED TOTAL PROJECT COST						
PROJECT TITLE:		Edward Roybal Federal Building					
PROJECT LOCATION:		Los Angeles, California					
Item Description		Basis	Quantity	UOM		Totals	
ECC (Estimated Construction Cost)							
A	Sub-Total UNIFORMAT System Elements				Sum All Elements	\$3,744,497	
B	Design and Site Contingency	A		%	+		
C	A + B				Sub - Total	\$3,744,497	
D	General Contractor Overhead, Profit, and Bonds	C	15%	%	+	\$561,675	
E	Premium for GSA Project in High Rise Building In SF	C		%	+		
F	C + D + E				Sub - Total	\$4,306,172	
G	Special Use Taxes (Gross Receipts Tax, etc)	F		%	+		
H	F + G				Sub - Total	\$4,306,172	
I	Escalation:Current Date To Escal Date - See Summary	H	14.7%	Use GSA Published Rate	+	\$633,767	
J	ECCA (Estimated Construction Cost At Award. Assumes Escalation to Construction Mid-Point)				H + I	ECCA	\$4,939,938
K	Reservations [Note: Reservations are not used unless separate procurement of GFE materials]						
		J		%			
		J		%			
		J		%			
		J		%	+		
	Reservation Subtotal				J	Sub-Total	
L	Construction Contingency	J	10%		+	\$493,994	
M	ECC ' - (Excluding Art-In-Architecture Allowance) Subtotal				J + K + L	1	\$5,433,932
N	Art-In-Architecture	M					
O	EISA Requirements (Note - Select Y or N at cell F25)	M + N	0.00%	%	N		
P	ECC (Estimated Construction Cost)				M + N + O	ECC	\$5,433,932
Q	A-E Services - Design Phase	(b) (4)				(b) (4)	
R	CM Services - Design Phase	(b) (4)				(b) (4)	
S	Other Cost - Design Phase (Design Build Fee)	(b) (4)				(b) (4)	
T	EDRC (Estimated Design & Review Cost)- From GSA Look-Up Table				EDRC	\$652,072	
U	A-E Services - Construction Phase						
V	CM Services - Construction Phase						
W	Other Costs - Construction Phase						
X	EMIC (Estimated Management & Inspection Cost) - From GSA Look-Up Table				EMIC		
Y	Land			\$			
Z	Demolition			\$	+		
A1	Relocation (Associated With Site Purchase)			\$	+		
A2	ESC (Estimated Site Cost)				ESC		
A3	ETPC (Estimated Total Project Cost)		(P+T+X+A2)	Date: 12-May-14	ETPC	\$6,086,004	